FORECLOSURE warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments: liens: encumrestrictions brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, belief of the undersigned, the owner and party in possession of the property is RASHID WAHEED, ESTATE AND/OR HEIRS AT LAW OF RASHID WHEED, SABEEN RASHID, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the stay. trus of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (alall terms of the loan (alternative properties) and to do so) is: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in 0.0 G & Section 40-14. Nothing in ection 44-14-724-1633. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. M&T BANK as instrument. M&T BANK as Attorney in Fact for RASHID WAHEED THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. MTB-22-01692-3 Ad Run Dates 08/10/2022, 08/17/2022, 08/24/2022, 08/31/2022

950-78046

8/10,17,24,31,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security the terms of the Security Deed executed by Eugene Watkins to Wells Fargo Home Mortgage, Inc. dated October 23, 2003, and recorded in Deed Book 35773, Page 196, Gwinnett County Records, securing a Note in the original principal amount of \$154,036.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the ensecured has declared the en tire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, September 6, 2022, during will on the first luesday, September 6, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 4, 7th District, Gwinnett County, Georgia, being Lot 210, Block B, Glen Oaks Racquet Club, Unit V, as per plat recorded in Plat Book 67, Page 150, Gwinnett County records, said plat being incorporated by reference thereto. Being further described as 2042 Steffi Lane, Lawrenceville, GA 30044. Said property is known as 2042 Steffi Lane, Lawrenceville, GA 30044 Steffi Lane, Lawrenceville, GA 3004 bysb, together with all fix-tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstandsold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mattions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Eugene Watkins and The Representative of the Estate of Eugene Watkins, successor in interest or tenant(s). Wells Fargo Bank, N.A. as weils Fargy Dalik, N.A. as Attorney-in-Fact for Eugene Watkins File no. 22-079025 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-2525/GP ialita, GA 30346 (770) 22535/GR https://www.logs.-com/ \*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE.

8/10,17,24,31,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Alicia J Westbrooks to Mortgage Electronic Registration Sys-tems, Inc., as Nominee for Fairway Independent Mort-nage Cornoration dated gage Corporation dated April 4, 2013, and recorded in Deed Book 52156, Page 0672, Gwinnett County Records, said Security Deed having been last sold, as-signed, transferred and consigned, transferred and conveyed to Wells Fargo Bank
NA, securing a Note in the original principal amount of \$187,049.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and puramount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, October 4, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 25 of the 7th District, of Gwinnett County, Georgia, being Lot the /th District, of Gwinnett County, Georgia, being Lot 313, Block C, Unit Three, of The Hadaway Subdivision as per plat recorded in Plat Book 74, Page 267, records of Gwinnett County, Georgia, which plat is by reference in-corporated herein and made

FORECLOSURE

a part hereof. Said property is known as 1404 Hada Lane, Lawrenceville, GA 30043, together with all fixance and personal property attached to and constituting a part of said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a ing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matcovenants, and mattions. ters of record superior to the ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebted-ness and all expenses of ness and an expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the to confirmation that the such is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Alicia J Westbrooks and The Representative of the Estate of Alicia J Westbrooks, successor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Alicia J Westbrooks File no. 22-079157 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-235/GR https://www.logs.com/ \*THE LAW FIRM IS ACTING AS DEBT COLLECTOR. ANY INFORMATION OBTAINED

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PURPOSE.
950-79095
8/17.24,31,9/7,14,21,28,
2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-

curity Deed from RAHEL
WOLDEKIDAN to Mortgage
Electronic Registration Systems, Inc. as grantee, as nominee for First Option Mortgage, LLC, a Limited Liability Company, dated June 13, 2014, recorded June 18, 2014, in Deed Book 52974, Page 106, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty-Eight Thousand Eight Hundred Forty-Five and 00/100 dollars (\$228,845.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in September, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACO TOR PARCEL OF LAND LYING AND BEING IN LAND LOT 107 OF THE 6TH DISTRICT, LOT 15, BLOCK B, RIVER STONE, AS PER PLAT RECORDED IN PLAT BOOK 115, PAGES 37-38, GWINNETT COUNTY, GEORGIA

ING INCORPORATED HEREIN BY THIS REFERENCE
AND MADE A PART HEREOF. Said legal description
being controlling, however
the property is more commonly known as 3586
Bridge Walk Dr,
Lawrenceville, GA 30044.
The indebtedness secured
by said Security Deed has
been and is hereby declared

been and is hereby declared due because of default under due because of beauft under the terms of said Security Deed. The indebtedness re-maining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including penses of the sale, including attorneys? fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an ?as-is? basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or set new due and possible). not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-

sessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is RAHEL WOLDEKIDAN, NAHUM G MESSELE, ESTATE AND/OR HEIRS AT LAW OF RAHEL WOLDEKIDAN, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all restrictions

having full authority to nego-tiate, amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to regotiate, amend, or modify require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as ALTONEY, IN FACTORE, IN

Dates 08/17/2022, 08/24/2022 950-78043 8/10,17,24,31,2022 STATE OF GEORGIA COUNTY OF

GWINNETT NOTICE OF SALE

UNDER POWER

Because of a default under the terms of the Security Deed executed by Claudius D Wood to Mortgage Elec-tronic Registration Systems,

**FORECLOSURE** 

Inc., as Nominee for Everett Financial, Inc. D/B/A Supreme Lending dated March 27, 2020, and record-ed in Deed Book 57362, March 27, 2020, and recorded in Deed Book 57362, Page 413, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Everett financial beautiliary of the control of the country of the signed, transierred and conveyed to Everett financial Inc., dba Supreme Lending, securing a Note in the original principal amount of \$258,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, September 6, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL that tract or parcel of land lying and being in Land Lot 293, 6th District, City of Duluth, Gwinnett County, Georgia heigh of 16 South Duluth, Gwinnett County, Georgia, being Lot 46, South on Main, as per plat record-ed in Plat Book 145, Pages 250-251, Gwinnett County, Georgia Records, which plat is bereity referred to and Georgia Records, which plat is hereby referred to and made a part of this description. Said property is known as 3508 Davenport Rd, Dutth, GA 30096, together with all fixtures and personal property attached to and constituting a part of said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the audit of the status of the loan with the secured creditor. The property is or may be in the possession of Claudius D Wood, successor Claudius D Wood, successor in interest or tenamt(s). Everett financial Inc., dba Supreme Lending as Attorney-in-Fact for Claudius D Wood File no. 22-078747 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ \*THE LAW FIRM 150 ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-78042 8/10,17,24,31,2022

NOTICE OF SALE UNDER POWER

Under and by virtue of the Power of Sale contained in a Security Deed given by Jayram Kumar Yaduvanshi to Smart Venture Capital, to Smart Venture Capital, LLC, dated August 17, 2017, recorded in Deed Book 56108 Page 0718, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY THOUSAND AND 0/100 DOLLARS (\$280,000.00), with interest thereon as set forth therein. Property described in Exhibit A will be solid at public out-A will be sold at public out-A Will be sold at public out-cry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated seorgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September 2022. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate may be lawfully designated disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of covenants, and matters of record superior to the Security Deed first set out above. Smart Venture Capital, LLC is the holder of the Note and Security Deed to the property in accordance with OCGA 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Smart Venture Capital, LLC., 1508 Ridgewood Ln, Lilburn, GA 30078. Smartventurecapital-LLC@yahoo.com The sale will be conducted subject (1) to confirmation and under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Smart Venture Cpaital, LLC, as Attorney in Fact for Jayram Kumar Yaduvanshi.

EXHIBIT A: ALL THAT TRACT OR PARCEL OF AND LYNG AND BEING IN THE LAND LOT 84 OF THE 7TH DISTRICT.

MUNIT TWO, WHITEHAWK, AS PER PLAT RECORDED IN PLAT IS INCORPORATED HEREIN AND MADE A PART OF BY REFERENCE. THIS PROPERTY IS ALSO KNOW AS 1070 WHITEHAWK, GEORGIA, GWINNETT COUNTY, GEORGIA PROPERTY IS ALSO KNOW AS 1070 WHITEHAWK, GEORGIA, GWINETT COUNTY, PROPERTY IS ALSO KNOW AS 1070 WHITEHAWK, GEORGIA, GWINETT COUNTY, PARCEL ID R7084 241 950-78376 8/10,17,24,31,2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Im-ran Zulfigar Yusuf to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct as nominee for Nations Direct Mortgage, LLC, dated May 15, 2019, and recorded in Deed Book 56607, Page 00145, Gwinnett County, Georgia Records, as last transferred to Nations Direct Mortgage, LLC by assignment recorded on July 22, 2022 in Book 60098 Page

**FORECLOSURE** 

00665 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the afrecords, conveying the atter-described property to secure a Note in the original principal amount of Two Hundred Thirty Thousand Seven Hundred Forty-Three 0/100 and 0/100 dollars (\$230,743.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on September 6, 2022, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 109 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 26, BLOCK A, UNIT 2 OF SUGARLOAF MANOR SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 106, PAGE 207, REVISED AT PLAT BOOK 107, PAGE 282, GWINNETT COUNTY, GEORGIA RECORDES, WHICH house door of Gwinnett GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART Of THIS DESCRIPTION. BE-ING IMPROVED PROPERTY KNOWN AS 3357 DRAYTON MANOR RUN, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-GIA Parcel Number: R5109 501 The debt secured by said Security Deed has been soli ine debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and ness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nations Direct Mortgage, LLC they can be contacted at Nations Direct Mortgage, LLC they can be contacted at (866) 397-5370 for Loss Mitigation Dept, or by writ-ing to 1 Corporate Drive, Suite 360, Lake Zurich, Illi-nois 60047, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Imran Zulftgar Yusuf or tenant(s); and said property is more commonly known as 3357 Drayton Manor Run, Lawrenceville, GA 30046. The sale will be conducted subject to (1) confirmation brances, zoning ordinances, subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code (2) final confirmation and audit of the status of the loan with the holder of

of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Nations Di-rect Mortgage, LLC as Attor-ney in Fact for Imran Zul-fiqar Yusuf. Brock & Scott, PLLC 4360 Chamble Dun-woody Road Suite 310 At-lanta, GA 30341 404-789-2661 B&S file no.: 22-10545 950-78058 8/10 17 24 31 2022

AKAG



